

PLANNING COMMITTEE

October 6, 1998

A Planning Committee meeting was held in the County Office on October 6, 1998. In attendance were Chairman R. Takaguchi, G. Peterson, F. Kaupp, L. Rockenbach and Administrator A. Romeril.

Chairman R. Takaguchi called the public hearing to order at 1:02 p.m.

F.A. NELSON
RANCHES

G. Nelson, J. Nelson and D. Littlejohn entered the meeting at 1:03 p.m. to discuss the proposed intensive livestock operation increase from 3,000 to 7,000 head on the property described as NE 7-6-19-4.

G. Nelson reviewed his proposal and the need to increase his operation to remain viable. He is willing to meet all the criteria he is capable of in order to conform to the bylaw. The problem exists with the minimum distance separation from the Jake Hofer home. G. Nelson stated that Mr. Hofer did not submit an objection because he is satisfied with the dust control, fly control and manure disposal that G. Nelson outlined for him.

A. Romeril presented the letters from Alberta Agriculture, Alberta Transportation, Chinook Health Region, and Mr. Dave Steed. A further letter from Mr. G. Nelson was also read to the Committee.

Ms. Littlejohn expressed concerns with the closeness of the existing and proposed feedlot to the irrigation canal. Mr. Nelson indicated he felt he could be outside of 150 feet from the canal and the land sloped away from the canal and therefore would not contaminate it.

A. Romeril outlined the criteria and areas that did not meet the Land Use Bylaw such as minimum distance from residence (one of Alberta Agriculture's concerns) and setback from the primary highway. These will need to be addressed.

A question and answer period continued for some time. The delegations left the meeting at 1:34 p.m.

RECESS

Chairman R. Takaguchi called for a recess at 1:35 p.m.

Chairman R. Takaguchi called the meeting back to order at 3:35 p.m.

MINUTES
10-01)

G. Peterson moved to approve the minutes of the meeting held September 15, (98-1998.

Carried.

J. MELITZ

The Melitz restructuring of their intensive livestock operation will be presented to the Raymond Town Council tonight, October 6, 1998. Andy Cummings of Alberta Agriculture and Johan Melitz will also be in attendance. The Raymond Golf Course President Ken Mosiman did not feel it was necessary to meet with them.

B. METZGER
10-02)

L. Rockenbach moved to approve the subdivision application of B. Metzger to (98-subdivide 1.2 acres from a 2.65 acre parcel described as Lot 111, Plan 753J (NW 28-6-19-4) for country residential purposes and as per resolution prepared by ORISA which is attached.

Carried.

DEVELOPMENT
PERMITS

The following development permits were issued by Administration:

G. Peterson - SW 26-2-16-4 - new house

D. Hogenson - SW 33-6-19-4 - addition to house and garage

K. Canfield - NW 22-6-19-4 - moved in dwelling on new wood foundation

Alberta Wheat Pool - SE 14-6-19-4 - ammonia storage tank

R. Dobracane - SE 34-2-15-4 - new house and garage

LITTLEJOHN

V. Sloan has appealed the decision of allowing a house and garage to be developed by D. Littlejohn on the property described as Parcel A in the NW 11-6-19-4.

F. A. NELSON
RANCHES
(98-10-03)

L. Rockenbach moved to approve the expansion of the existing intensive livestock operation of F. A. Nelson Ranches Ltd. on the property described as the NE 7-6-19-4 from 3000 head feedlot to 7000 head and the developer shall adhere to the following comments, recommendations and regulations as outlined by the County Municipal Planning Commission, other regulatory bodies and provincial government departments. Each regulatory body shall be responsible to enforce their own comments, recommendations and regulations except where there appears to be mutual areas of concern or interest. Mutual areas of concern or interest may be jointly enforced by the affected bodies. The comments, recommendations and regulations are as follows:

County of Warner: The County waives the minimum distance setback as recommended by the Code of Practise from 2378 feet to 1575 from the nearest residence. It also waives the minimum distance from Primary Highway 52 from one half mile to one quarter mile. The distance from the irrigation canal is approved at 100 feet south of it, if proper barriers are in place, otherwise the distance shall be 200 feet. No runoff can be allowed to enter the canal at any time. Manure shall be worked into the ground within 24 hours of spreading if neighbours deem it a problem, otherwise the manure needs to be incorporated into the soil within 48 hours. A dust control program within the feedlot will be implemented. A fly control program will be implemented.

Alberta Agriculture - The recommendations of Alberta Agriculture shall be adhered to except for those waived by the County of Warner and the information is enclosed in the letter dated September 25, 1998 and it is attached as Appendix A.

Alberta Transportation - Due to the feedlot being within 300 metres of Primary Highway 52, a permit is required to be obtained from Alberta Transportation.

Chinook Health Region - The recommendations of Chinook Health Region shall be adhered to except for those waived by the County of Warner and the information is enclosed in a letter dated September 30, 1998 and it is attached as Appendix B.

Carried.

ADJOURN
(98-10-04)

G. Peterson moved to adjourn the meeting at 4:01 p.m.

Carried.

Chairman

Administrator